

# Chapter 24

## OVERLAY DISTRICTS

**A zoning ordinance which provides for the designation and promotion of four Corridor Commercial areas of Kanab City through overlay zones.**

## CITY OF KANAB

### Uniform Zoning Ordinance

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#### **Section 24-1 Purpose**

The purpose of this chapter is to foster a viable downtown as a commercial, civic, and cultural center with its own unique identity by encouraging and promoting compatible design for new construction which creates a cohesive physical image (or visual unity) and blends with surrounding residential and new development areas.

#### **Section 24-2 Findings**

The downtown element in the City's General Plan notes that the downtown is a valuable community asset.

The Kanab General Plan suggests consideration of a downtown which maintains its character and appearance. By stressing the streetscape, compatibility of land uses and the need for buffers and transition areas while developing downtown economic niches and new business opportunities, and parking.

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### Section 24-3 Definitions

The following definitions shall apply to this Chapter:

**Downtown District Residential (DD)** is a geographically definable area which contains buildings, sites, and objects, or a combination thereof, that contribute to the historic residential downtown preservation goals of the city.

**Entry Corridor Protection Overlay (ECPO)** is a geographically definable area which transitions with the Transitional Commercial Overlay. The purpose of this overlay is to ensure that the general appearance from the beginning of the overlay to the Transitional Commercial Overlay (TCO) starts to bring focus to the Downtown District.

**Downtown Overlay (DO)** is a geographically definable area which contains buildings, sites, and objects, or a combination thereof, that contribute to the downtown.

**Signage** Signs, lettered boards, or other display used to identify or advertise a place of business.

**Streetscape** Includes buildings, landscaping, lighting, signage, public space, people and traffic.

**Transitional Commercial Overlay (TCO)** is a geographically definable area which transitions between the Downtown Overlay (DO) and the Entry Corridor Protection District (ECPO) which contains buildings, sites, and objects, or a combination thereof, that contribute to the historic residential downtown preservation goals of the city.

### Section 24-4 Districts Established

The overlays shall be shown as an overlay map to the underlying districts with the designation "DO", "TCO", "ECPO" and "DD" on the official overlay maps of the city, as amended. The city overlay map shall clearly delineate the boundaries for areas 1, 2, 3 and 4 as provided in subsections 24-5, 24-6, 24-7 and 24-8 of this chapter. The overlay districts are composed of four (4) overlays.

### Section 24-5 Downtown Overlay

1. **Area 1 (DO) Downtown Overlay:** This overlay possesses a cultural, political and social character of local significance unique to the origins of the city (See exhibit A). The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:

- a. Along Highway 89 (a.k.a. Center Street, 100 East, 300 West) from 100 South to 100 North.

### Section 24-6 Transitional Commercial Overlay

1. **Area 2 (TCO) Transitional Commercial:** The purpose of this overlay is to ensure that the general appearance of buildings, signs and the development of the land create a cohesive physical image which does not impair or detract from the character and appearance of area 1 (See exhibit B). The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:

- a. Along 300 West from 100 North to 300 North.
- b. Along Highway 89 (a.k.a. 300 South) from 100 East to 600 East.
- c. Along 100 East from 100 South to SR11.
- d. Along SR11 to Kanab Creek Drive.

### Section 24-7 Entry Corridor Protection Overlay

1. **Area 3 (ECPO) Entry Corridor Protection Overlay:** The purpose of this overlay is to ensure that the general appearance from the beginning of the overlay to the Transition Commercial Overlay starts to bring focus to the Downtown Overlay (See exhibit C). To maintain the character of Kanab City as a destination community with breathtaking scenery, all development within the designated entry corridors into Kanab City shall comply with the requirements of this chapter:

- a. Preserve Kanab City's scenic view corridors.
- b. Preserve and enhance the rural resort character of Kanab City's entry corridor.
- c. Provide a significant landscaped buffer between Development and highway uses.
- d. Minimize curb cuts, driveways and access points to highways.
- e. Allow for future pedestrian and vehicular improvements along the highway corridors.

2. The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:

- a. Along Highway 89 (a.k.a. 300 West) from 300 North; North to Kanab City Limits
- b. Along Highway 89 (a.k.a. 300 South) from 600 East; East to Kanab City Limits.
- c. Along SR11 to from Kanab Creek Drive; South to Kanab City Limits.

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#### **Section 24-8 Downtown Residential Overlay**

1. **Area 4 (DD) Residential Overlay:** This district will be established at a later date.

#### **Section 24-9 Downtown Parking District Established**

1. **Area 5 (DPO) Downtown Parking Overlay:** This parking district is created to improve and increase on street parking for the Downtown District and that there should be back lot parking and inter-connection between parcels (See exhibit F). The boundaries for this area include shall the following roadways:

- a. Along Highway 89 (a.k.a. Center Street, 100 East, 200 West) from 200 South to 200 West one (1) block on each side of roadways on each side of said Highway 89.

#### **Section 24-10 Overlays - Relationships to Other Ordinances**

1. **Relationship of the Overlay Districts to Other City Ordinances:**
  - a. The requirements of the Overlay Districts supplement all other City ordinances and codes. Whenever there is a conflict between the regulations of this chapter and any other land use chapter or ordinance, the regulations of this chapter shall apply. In case of conflict between the regulations of this chapter and any building code, fire code, or other regulations relating to unsafe structures, equipment, or conditions, the more restrictive shall apply.
  - b. In addition to the land uses allowed in the zoning district underlying the DO, TCO and the ECPO Overlays the following commercial zones will apply:
    - i. C-1 will apply to the DO Overlay District.
    - ii. C-2 will apply to the TCO Overlay District.
    - iii. C-3 will apply to the ECPO Overlay